

**WASHINGTON STATE  
DEPARTMENT OF TRANSPORTATION  
HQ FACILITIES OFFICE  
OLYMPIA, WA 98504**

September 20, 2006

ATTENTION: ALL PROPOSERS

**OLYMPIC REGION HQ REPLACEMENT**  
A DESIGN BUILD PROJECT

**OLYMPIC REGION, THURSTON COUNTY**

<b>ADDENDUM NO. 7</b>
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You are notified that the 'Request for Proposal' for the above referenced project is amended as follows:

**Deletion of Trench Drain Requirements:**

**Section V—3.E.10.d.viii, page 330: Plumbing (TEF Radio Repair Bay)**

- a. Delete: "Trench drain with removable cover at overhead doors to sediment and oil interceptor (one each)."

**Section V—3.E.11.r.viii, page 340: Plumbing (TEF Heavy Duty Repair Bay-Flat)**

- a. Delete: "Trench drain at overhead door with removable cover to sediment and oil interceptor."

**Section V—3.E.11.s.viii, page 343: Plumbing (TEF Light Duty Bay-Flat)**

- a. Delete: "Trench drain at overhead door with removable cover to sediment and oil interceptor."

**Section V—3.E.11.t.viii, page 345: Plumbing (TEF Heavy Duty Bay-Lift)**

- a. Delete: "Trench drain at overhead door with removable cover to sediment and oil interceptor."

**Section V—3.E.11.v.viii, page 349: Plumbing (TEF Fabrication Bay)**

- a. Delete: "Trench drain at overhead door with removable cover to sediment and oil interceptor."

**Section V—3.E.11.w.viii, page 351: Plumbing (TEF Welding Shop and Steel Storage)**

- a. Delete: "Trench drain at overhead door with removable cover to sediment and oil interceptor."

**Section V—3.E.12.e.viii, page 355: Plumbing (Bridge Bolt/Steel storage and Welding Bay/Shop)**

- a. Delete: "Trench drain at overhead door with removable cover to sediment and oil interceptor."

**Section V—3.E.12.g.viii, page 359: Plumbing (Bridge Carpentry Shop)**

- a. Delete: "Trench drain at overhead door with removable cover to sediment and oil interceptor."

**Section VI—2.D20.2.g.i, page 495: Maintenance Shops Building Plumbing**

- a. Delete: "Trench Drains - Trench drains with removable cover to sediment and oil interceptor should be provided at each overhead door in the Equipment Shop."

**Deletion of Vacuum System Requirements**

Section V—3.E.11.v.viii, page 349: Mechanical (TEF Fabrication Bay)

- a. Delete: “Vacuum system for collection of debris from fabrication process.”

Section V—3.E.11.w.viii, page 351: Mechanical (TEF Welding Shop and Steel Storage)

- a. Delete: “Vacuum system for collection of debris from fabrication process.”

Section V—3.E.12.e.viii, page 355: Mechanical (Bridge Bolt/Steel storage and Welding Bay/Shop)

- a. Delete: “Vacuum system for collection of debris from fabrication process.”

#### Deletion of Humidification Requirements

Section VI—2.D30.2.f.iv, page 500: Air Distribution System--Humidity Control

- a. Delete requirements under “Humidity Control”

#### Revision of Administration Building Loading Dock Requirements

Section V—4.E.8.a, Page 378: Main Loading Dock Requirements:

- a. Under: i. Services: Delete “CO Exhaust system”
- b. Under: ii. Equipment: Delete “Provide loading dock seals, bumpers, height adjusters and safety lights at each loading bay.”
- c. Under: iii. General: Delete “At least one dock must accommodate a 65' long tractor trailer combination vehicle.”

Section VI—1.B. (7), Page 388: Service Access

- a. Delete “Service access should allow tractor-trailer trucks to easily use the loading areas. If a recessed loading ramp dock system is not used, then a hydraulic platform should be installed for unloading.”

#### Clarification of Fuel Tanks Location for Fueling Facility

Section VI—2.D20.g.ii, Page 496: Fuel Island Fuel Dispensing

- b. Delete “...10,000-gallon above ground...” (note there are two references).
- c. Change “...contain the total 10,000 gallons of ... fuel.” to “...contain the total tank capacity of ... fuel.” (note there are two references).

Section VII—3.C.1.a, Page 1: Fuel Island Specifications (Attachment)

- a. Delete “...above ground...”

Section III-2.C.e , page 45 – Copies of Documents

- a. Replace “five copies” with “10 copies”

#### Provision of Oil Free Air

Section V—3.E.4.m, Page 272: Materials Lab Areas, Crusher/Shaker Room--Oil Free Air:

- a. Under: ix. Plumbing: Add “Provide oil free compressed air.”

Section V—3.E.4.n, Page 274: Materials Lab Areas, Small Shaker Room--Oil Free Air:

- a. Under: ix. Plumbing: Add “Provide oil free compressed air.”

Section V—3.E.4.o, Page 275: Materials Lab Areas, Density Room--Oil Free Air:

- a. Under: ix. Plumbing: Add “Provide oil free compressed air.”

Section V—3.E.4.p, Page 277: Materials Lab Areas, Aggregate Breakdown Room--Oil Free Air:

- a. Under: viii. Plumbing: Add “Provide oil free compressed air.”

Section V—3.E.4.q, Page 278: Materials Lab Areas, Soils Testing Room--Oil Free Air:

- a. Under: viii. Plumbing: Add “Provide oil free compressed air.”

Section V—3.E.4.r, Page 280: Materials Lab Areas, HMA Testing Room--Oil Free Air:

- a. Under: viii. Plumbing: Add “Provide oil free compressed air.”

Section V—3.E.4.s, Page 282: Materials Lab Areas, Equipment Storage--Oil Free Air:

- b. Under: viii. Plumbing: Add “Provide oil free compressed air.”

**Section V—3.E.4.w, Page 288: Materials Lab Areas, Construction PE Materials Lab Oil Free Air:**

- c. Under: xi. Plumbing: Add “Provide oil free compressed air.”

**Section V—3.E.10.b, Page 327: TEF Radio Areas, Radio Screened Workshop--Oil Free Air:**

- a. Under: ix. Plumbing: Add “Provide oil free compressed air.”

**Section V—3.E.10.c, Page 329: TEF Radio Areas, Radio Staging Room--Oil Free Air:**

- a. Under: viii. Plumbing: Add “Provide oil free compressed air.”

**Section V—3.E.10.d, Page 330: TEF Radio Areas, Radio Repair Bay--Oil Free Air:**

- a. Under: viii. Plumbing: Add “Provide oil free compressed air.”

#### **Revision of Domestic Water System Water Pressure Requirements**

**Section VI—2.D20.2.a, Page 484: General, Capacity of Water Service:**

- a. Under: xx. Water distribution Working Pressure: Replace “60 psi at 75 deg F.” with “Adequate to comply with code and supply all facility fixtures, hose bibbs, and irrigation systems at design flow rates and as required in the Space Needs Program.”

**Section VI—2.D20.2.b, Page 486: Water Supply:**

- a. Under: vii. Water Pressure: Replace “Provide 60 psi, minimum...” with “Provide pressure adequate to comply with code and supply all facility fixtures, hose bibbs, and irrigation systems at design flow rates and as required in the Space Needs Program.”

**Section V—3.E.11.q, Page 338: TEF Equipment Areas, Lube/Compressor Room Water Pressure:**

- b. Under: ix. Plumbing: Add “Provide 60 psi water pressure at hose bibbs.”

**Section V—3.E.11.r, Page 340: TEF Equipment Areas, Heavy Duty Repair Bay Water Pressure:**

- a. Under: ix. Plumbing: Add “Provide 60 psi water pressure at hose bibbs.”

**Section V—3.E.11.s, Page 342: TEF Equipment Areas, Light Duty Repair Bay Water Pressure:**

- a. Under: ix. Plumbing: Add “Provide 60 psi water pressure at hose bibbs.”

**Section V—3.E.11.t, Page 345: TEF Equipment Areas, Light Duty Repair (Lift) Water Pressure:**

- a. Under: ix. Plumbing: Add “Provide 60 psi water pressure at hose bibbs.”

**Section V—3.E.11.v, Page 349: TEF Equipment Areas, Fabrication Bay Water Pressure:**

- a. Under: ix. Plumbing: Add “Provide 60 psi water pressure at hose bibbs.”

**Section V- 3.E.10.v, Page 326:TEF Radio Office/Computer Room**

- a. Change “8 inch conduit to radio tower” to “Two 4 inch conduits to radio tower”.

#### **Revision of System Furniture Requirements**

**Section V—2.E2.2.a, Page 124: Open Office Criteria Room Finishes:**

- b. Under: vi. Systems Furniture: Replace paragraph with “Provide coordination for owner purchased systems furniture. Plan floor layout for Department of Corrections systems 21 furniture with 66 inch spines and step down design allowing for maximum light penetration into building core”

**Section III – 2.C.1. page 44 – Phase II RFP submittal - General**

- a. Replace Second bullet with “Exception: For RFP II Proposals, the original signed RFP Cost proposal Form, Proposal Signature page, and Proposal Security (Bid Bond), must be submitted separately from the other materials and the sealed envelope must be marked “Phase II RFP Cost Proposal” along with the name of the Proposer. Included with this addendum are the RFP Cost proposal form and

Proposal Signature page . Detailed cost Proposal per attached format in Section VII-4.B7 will be submitted with Phase II Design Build Proposal Package.

**Section IV.1. page 58 General**

- b. **Add C. Cost proposal evaluation**  
Cost proposal will be evaluated with Technical score to determine the Best Value in accordance with the Best Value Determination Form. Best Value Determination Form is attached with Addendum. Only the cost proposal for the Base Bid will be used in the Best Value Determination.
- c. **Should either the Base total or Alternate bid total exceed the MADCC amount the proposer's bid may be determined nonresponsive and ineligible for award.**

**RFP Page 1 – Project Description**

- a. **Page 1 is Deleted.**

**Section I-1.A, page 9– Description and Scope of Work**

- a. **Remove Third sentence in first paragraph starting with “The 2005 Legislature.....”**
- b. **Second paragraph change “The project will include....” To “When completed the project will include.....”**
- c. **Replace third Paragraph with “At the present time, funding is not available to design and construct the entire Olympic Region Headquarters complex. Therefore, WSDOT is requesting proposals to perform those specific work items that are currently funded and will be incorporated into the contract. These work items include the following: (1) 100% design and construction of a 72,000 square foot light industrial Maintenance Shop Facility to house 135 staff; (2) 100% design and construction of a Fueling Island and Radio Communications Tower; (3) 100% design and construction of the complex site development, which is to include approximately 600 parking spaces and associated vehicle circulation excluding the construction of landscaping, sidewalks, and lighting required for Administrative building access; and (4) Schematic design (refer to Section II-6 contract requirements) of a multistory 94,000 square foot Administrative Office Building to house 400 staff. The project budget for the above listed work items has a Maximum Allowable Design and Construction Costs (MADCC) of \$14,378,000. These work items shall be considered the base bid work and the proposals shall include a base bid price to perform them not to exceed the MADCC dollar amount.**

**In the event the 2007 Washington State Legislature provides additional funding to complete the remaining Design Development and Construction Documents (refer to Section II-6 contract requirements) of the design and 100% of the Administrative Office Building construction, including any remaining site development, these work items may be added to the contract by way of a change order(s). For purposes of the request for proposals, these potential work items shall be considered as the alternate bid work and the proposals shall include a separate bid price for these work items in case additional funding becomes available. This alternate bid price shall remain in effect until June 1, 2007, subject to the cost adjustment provisions applicable to the alternate bid work. MADCC for the Alternate Bid work subject to receiving legislative approval is \$20,927,000.**

- d. **Replace last sentence with “Design will start in January 2007 with occupancy scheduled for June 2009. If the alternate bid work is added to the contract by**

change order, the June 2009 occupancy date shall continue to apply. No time extension will be granted to do the alternate bid work.”

**Section II-3, page 28– Project Budget**

- a. **Replace with “The Maximum Allowable Design and Construction Cost (MADCC) for the Base Bid is \$14,378,000 and the MADCC for the Alternative Bid is \$20,927,000.**

Question and Answer

1. **How much right of way should be planned for future city streets and what are contractor responsible construction improvements?**

**Answer: Contractor is responsible for construction of frontage improvements for 32<sup>nd</sup>, 31<sup>st</sup>, and Marvin road and internal roadways discussed below.**

**- For 32<sup>nd</sup> street assume full cross section City of Lacey major collector design for entire property frontage, centered in existing ROW.**

**- For 31<sup>st</sup> street assume City of Lacey Major collector design for entire road from Marvin to the NE corner of the WSDOT 20-acre parcel; the southerly planter strip and sidewalk are assumed to be on the adjacent parcel and not included. For 31<sup>st</sup> Avenue continuing westerly from the NE corner of the 20-acre parcel across the entire length of the parcel to the NW corner, assume right-of-way only for the full cross section City of Lacey minor collector.**

**- For Marvin Road assume City of Lacey Arterial design from center line to WSDOT property from 32<sup>nd</sup> to 31<sup>st</sup> street. Assume all improvements needed to transition from current lane configuration to improvements.**

**- From 31<sup>st</sup> street south to the intersection of Britton Parkway, assume shoulder widening of 5’ on each side, along with regrading of ditch and addition of bike lane stripes.**

**- Leave right of way for a design of a two lane round about at 31<sup>st</sup> and Marvin.**

**- Leave 100% right of way on WSDOT property assuming a City of Lacey minor collector design for the planned north south collector on east and west property line of WSDOT 20 acre parcel.**

2. **Should stormwater treatment facilities be separated to handle frontage improvement runoff vs. site runoff?**

**Answer: Yes, we prefer to have private vs. public systems separated.**

3. **Should purple pipe be considered with the design?**

**Answer: Yes, please provide a cost breakout use of purple pipe at the facilities.**

4. Does WSDOT have dimensions for the shop equipment shown on the sample diagrams?

Answer: Please refer to the drawings in the RFP and use estimated dimensions for the layout. More detailed information will be addressed once contractor has been selected.

5. What is the planned for the lube compressor room and are there preferred tank sizes?

Answer: These are the types of materials currently used and there sizes. There are no preferred storage arrangements.

10/40 oil	300 gallon
waste oil	1000 gallon
Washer fluid	55 gallon
Non conductive hyd. oil	55 gallon
Compleat	55 gallon
Anti Freeze	55 gallon
10/20	20 gallon
5/20	55 gallon
ATF	55 gallon
90W	55 gallon
Hydraulic oil	55 gallon
grease	55 gallon
waste anti freeze	1000 gallon

6. Can we have another visit to the shops buildings storage areas?

Answer: Yes, Please call WSDOT project manager to make arrangements.

7. Submittal requirement for the Phase II RFP proposal requires drawings to be presented on 36 x 48 in boards and at a scale of 1/8. For our shop floor plans, at the scale 1/8" our boards will need to be 36 x 54. Would you prefer we maintain the board size or reduce the scale to 3/32?

Answer: Maintain board size.

8. The RFP indicates that the lube and compressor room requires air conditioning. Is this correct?

Answer: No. Air conditioning is not required, but space should be ventilated.

9. As the the revised Proposal II schedule will shift the selection and award date into the holiday season, what dates for these milestones shall we use in our proposal schedule?

Answer: Use January as a target date for execution of contract.

10. When will the quiet time begin given the new submittal date of October 30?

Answer: Quiet time will begin October 1st.

11. Has the environmental review been conducted on this project. Is there copies of the SEPA, MDNS or DNS permit applications/permits on this project? If not, is this part of the teams responsibility?

**Answer: No it has not been done. Yes this will be the responsibility of the project team.**

**12. Is a MWBE plan required with the Design Build Proposal Submittals?**

**Answer: No. Please acknowledge the understanding of the MWBE goals by checking the box on the checklist.**

**END OF ADDENDUM NO. 7**

**All Proposers will be required to furnish the Secretary of Transportation with evidence of the receipt of this addendum. This addendum will be incorporated in and made a part of the agreement when awarded and when formally executed.**

Gary Larson  
Design-Build Consultant  
HQ Facilities Office

**OLYMPIC REGION REPLACEMENT PROJECT DESIGN BUILD PROJECT  
BEST VALUE DETERMINATION  
BEST VALUE DETERMINATION EQUATION**

**SCORE =  $\frac{T \times \$10,000,000}{\$P}$**

**CONTRACT:** 007142  
**UPSET AMOUNT BASE BID(MADCC):** \$14,378,000  
**UPSET AMOUNT ALTERNATE BID(MADCC):** \$20,927,000

**Where:**  
**Score** = The adjusted Proposal Rating (Best Value Rating)  
**\$P** = The Proposal Price from the Price Proposal Form  
**T** = Technical Evaluation Score ( A number between 0 and 1000)

	Score	Technical Evaluation score = T	Technical Evaluation score factor	Proposal Price \$P	PROPOSER NAME
EXAMPLE	695.5070	1000	10,000,000	14,378,000.00	A
EXAMPLE	692.3077	900	10,000,000	13,000,000.00	B
EXAMPLE	695.6522	800	10,000,000	11,500,000.00	C

**APPARENT BEST VALUE DESIGN BUILDER**  
**APPARENT 2ND BEST VALUE DESIGN BUILDER**

**A PRICE PROPOSAL THAT EXCEEDS THE UPSET AMOUNT (MADCC) WILL BE CONSIDERED NONRESPONSIVE AND INELIGIBLE FOR AWARD!**  
**UPSET AMOUNT BASE BID (MADCC):** \$14,378,000  
**UPSET AMOUNT ALTERNATE BID (MADCC):** \$20,927,000

Request For Proposal section IV EVALUATION CRITERIA  
If one or more of the Proposal Prices are less than or equal to the Upset Amount (MADCC), WSDOT will evaluate all Proposals and may proceed to award the Contract based on the best value determination to any Proposer whose Proposal Price is less than or equal to the Upset Amount (MADCC).  
Best Value determination will only be based on the base bid price and technical score.  
Alternate Bid total will be considered for determining if upset amount(MADCC) has been exceeded.

# WASHINGTON DEPARTMENT OF TRANSPORTATION

## COST PROPOSAL FOR

### OLYMPIC REGION HEADQUARTERS REPLACEMENT PROJECT

This certifies that the undersigned has examined the "Request for Proposal Documents" and that the plans, specifications and contract governing the work embraced in this improvement, and the method by which payment will be made for said work is understood. The undersigned hereby proposes to undertake and complete the work embraced in this improvement, or as much thereof as can be completed with the money available in accordance with the said plans, specifications and contract, and the following schedule of rates and prices:

**BASE BID tax not included** \$ \_\_\_\_\_

**ALTERNATE BID tax not included** \$ \_\_\_\_\_

**BASE BID PLUS ALTERNATE TOTAL**  
**Tax not included** \$ \_\_\_\_\_



## Proposal - Signature Page

The bidder is hereby advised that by signature of this proposal he/she is deemed to have acknowledged all requirements and signed all certificates contained herein.

A proposal guaranty in an amount of five percent (5%) of the total bid, based upon the approximate estimate of quantities at the above prices and in the form as indicated below is attached hereto:

Cash	<input type="checkbox"/>	In the Amount of _____
Cashier's Check	<input type="checkbox"/>	_____ Dollars
Certified Check	<input type="checkbox"/>	(\$ _____ ) Payable to the State Treasurer
Proposal Bond	<input type="checkbox"/>	In the Amount of 5% of the Bid

Receipt is hereby acknowledged of addendum(s) No.(s) \_\_\_\_\_, \_\_\_\_\_ & \_\_\_\_\_

Signature of Authorized Official(s)

**Proposal Must be Signed** →

Firm Name

Address

State of Washington Contractor's License No. \_\_\_\_\_

Federal ID No. \_\_\_\_\_

### Note:

- (1) This proposal form is not transferable and any alteration of the firm's name entered hereon without prior permission from the Secretary of Transportation will be cause for considering the proposal irregular and subsequent rejection of the bid.
- (2) Please refer to section III - Proposal requirements of the Request for Proposal Document  
.....
- (3) Should it be necessary to modify this proposal either in writing or by electronic means, please make reference to the following proposal number in your communication \_\_\_\_\_